THERE OUGHTA BE A LAW

145 BUSINESS OPPORTUNITIES

RANDALLS LIMITED

CATHEDRAL AREA

An excellent conversion, six suites, two of three bedrooms: Wiring, plumbing first class. Rents are moderate and there has never been a vacancy. Paying better than 12% net on price $32,500. Everything is good about this location and plan of suites, heating, etc. We recommend that you see it before you decide.

LINDEN AVE.

Six suites, some furnished, oil heat, nice grounds. A pleasant, pleasing property for sale on very easy terms or will take a home as part payment.
Price $35,000
Try an offer on this.

4-SUITE BLOCK AND EXTRA LOT

Investment opportunity. Beat inflation. Four self-contained suites. Tenants pay all utilities. You pay only taxes, water. Each suite has electric range, frig, Thor washer. Adjoining building lot 63x120 suitable for another apartment. Really a good buy for half cash.
Asking price $23,000
Mr. Randall, eves. EV 2-5447, or Mr. Davis, eves. EV 4-8614

GEORGE RANDALL LTD.
1309 Douglas St. Ph EV 4-8109

CITY THREE SUITES Self Contained

Entirely self-operated and containing two 3-room suites and one 4-room. All have own bathrooms. Three ranges included in price. Net per year $1,824. Owner will accept as low as $5,000 down. Full price only $12,950
Call Len Wright, GR 7-1659 or Robert Mitchell, EV 3-4473
Harry Foster Ltd., EV 2-2101

Modern Apartment 7 Suites

Choice city location. Completely equipped and completely automatic. Could not be replaced at most reasonable asking price of $54,000
(About ½ cash will handle.)
Further information from Robert Mitchell, Res. EV 3-4473, or Len Wright, Res. 7-1659.
Harry Foster Ltd., EV 2-2101

COMMERCIAL LOT, OAK BAY area. Very suitable for drug store or hardware. Will build to satisfy lessee. EV 3-5828.

BE YOUR OWN BOSS. TEXACO-leased service station, some capital required. Victoria Press Box 1717.

147 EXCHANGE REAL ESTATE

INTER-CITY HOUSE EXCHANGE Attractive modern house in Nanaimo in district of good homes valued at $15,500, with clear title for similar property in Oak Bay-Beach Drive area. Contemplated move in June or early July. If interested write G. Jones, Resident Engineer, B.C. Forest Products Ltd., Crofton, B.C.

ESQUIMALT FOR ESQUIMALT Trade 2-bedroom home with basement, O-O-M heat, for 2-bedroom home, no steps. Tel. Chartres, EV 5-6741 or EV 5-5508.

Northwestern Securities of Victoria Ltd

FOR EXCHANGES of all kinds—property, mortgages etc.—phone Ron de Montigny. Northwestern Securities of Victoria Ltd., EV 5-6741.

CALL PAT SHEA, TRADERS Estates Ltd., for property trades of all kinds. 75 Victoria Crescent, Nanaimo. Phone 2250.

148 LISTINGS CANCELLED

740 NEWBURY ST. SOLD BY KEN Sturgeon, Town & Country Homes Ltd. Phone your listings to EV 2-7276 or GR 7-1580.

149 LISTINGS WANTED

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 51-member firms—their salesmen, their contacts go to work for you.
MULTIPLE LISTING BUREAU
1216 Broad Street EV 2-2228

WANTED
8-room bungalow with dining room, 2 twin-size bedrooms, basement, oil heat, to $16,000
ALSO
Sea-view home of 5 or 6 rooms, to $20,000. Prompt attention given your call.
EV 3-4117 R. Amos, Res. EV 2-9787

Leach & Sparks, 1119 Blanshard St.

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. — Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

150 HOUSES FOR SALE

TWO GOOD BUYS

(1) Near Jubilee Hospital. Near new stucco bungalow, full lined basement. Oil heat. Large LR, 2 good-sized bedrms. Very roomy kitchen with dining space. Garden ready for planting. Try a low down payment.
PRICE ONLY $11,750

(2) High location off Hillside. Better-than-average 5-rm stucco. Full finished basement, with extra bedroom or den. Oil hot-water heated. A lovely, well-built home at a fair price. Owner leaving city wants cash to a mortgage. Has clear title.
PRICE IS $12,600
Call Walter Amos, EV 4-6606

ALFRED CARMICHAEL & CO. LTD.
1239 Broad Street EV 4-7341

ISLAND INVESTMENT CO. LTD.

714 Fort Street EV 4-7146

REVENUE

Attractive house with oil hot-water heating, within easy walking distance from city centre—revenue $120 per month, plus large 4-rm suite for owner. Price with terms $12,200
For further information phone Mrs. Doren Carriss, GR 7-2432

THREE BEDROOMS, LIVING room, dining room, cabinet kitchen with nook, 4-piece bathroom with vanity, full high daylight basement with fireplace and extra plumbing. Designed for suite if desired. Drive-in garage. Near in, and half a block from 12-minute turn-around. $12,000 N.H.A. mortgage. A well constructed home. Low down payment. Please call the builder, David, EV 4-5408.

CITY
Near the sea and bus, 5-room bungalow in excellent condition. Large kitchen 3-pc. bathroom, utility room, living room and 3 bedrooms. A good garden lot. Low taxes. $1,500 cash. Price $8,950.
Mr. Laing, Eves., EV 5-3206
ALFRED CARMICHAEL & CO. LTD.
1239 Broad Street EV 4-7341

150 HOUSES FOR SALE

P. R. BROWN

& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

ROYAL OAK AVE. IT'S GOOD BECAUSE

GOOD—because of the panoramic view from living room, dining room, and compact cab elec kit.

GOOD—because this home was built for the present owner 2 yrs ago with better-than-average materials and workmanship.

GOOD—because there are 3 bedrms, 4-pc vanity bath and large utility rm on main floor.

GOOD—because the bsmt has a roughed in rumpus room with fireplace and extra plumbing.

GOOD—because of the $12,500 5½ NHA mortgage payable at $96 per month P.I.T.

FULL PRICE $23,500
Call today for further particulars or appts to view, Ross Weber, EV 5-5433; or office, EV 5-3435.

OWNER TRANSFERRED MUST SELL!

Compact 2-bedroom bungalow, situated close to new elementary school, nice living room, large kitchen with good dining area, full concrete basement with extra room fitted with storage closets. Auto oil heat, large lot. Bulbs, shade trees, excellent value here. FULL PRICE $9950
TERMS. To view call Mr. Clements, EV 4-5457 or office, EV 5-3435.

LITTLE FELLOWS But How Nice

NANAIMO ST.—$1,000 down. Spotless one-bedrm little bungalow, separate garage, nice lot.
FULL PRICE $4700

CARROL ST.—No bsmt, 2-bedrm bungalow. Nice LR with FP, lge cab kit with dining area and utility room. Automatic gas central heating. Lot all fenced, in lawn and with many fruit and berry trees. FULL PRICE $8400

LYALL ST.—3-yr-old 2-bedrm (1 extra lge), LR, 15x11, 4-pc bath, oak floors throughout. Full bsmt, dr-in garage. $2,500 down. FULL PRICE $8900
For further information or appts to view the above property, please call Ross Weber, EV 5-5433 or A. Marion, EV 2-0697, office, EV 5-3435.

$1500 DOWN

3-bedrm home with large kitchen and dining space, LR with FP, full cement basement. Automatic gas hot water. There are several fruit trees on high 99x150 lot. Double garage. Pay only $65 per month on the balance.
FULL PRICE $7500
For further information call P. Scherbaum at EV 5-3435; res. EV 2-8301 anytime.

FRASER BISCOE

730 PANDORA AVE. EV 3-9843
Drive-in Customer Parking

A REAL SNAP

2½-MILE CIRCLE
Immaculate 4-room stucco bungalow, living room with oak floor and open FP, 2 bedrooms, bathroom, large kitchen with eating space. Full basement, furnace and drive-in garage. Nice lot. Can be purchased with $1,750 down payment, balance $75 per month.
Full price $8250
Can be seen by appointment only. Call Mr. Wilkins at EV 3-9413. Eves. EV 3-4960.

SEA VIEW

This well-planned, 2-bedroom home is located in a good residential area; LR/DR and kitchen both have a wonderful view of the mountains and the water, close to shops and transportation; there is a basement with C/W heating. Well-landscaped garden with big, separate garage. Approximate cash $6,800, but can be bought with a lower down payment as mortgage is available.
Full price $11,770
Please phone Peter Vandyke, res., EV 2-6827

ROCKLAND REVENUE HOME!

Enjoy living in your own spacious furnished suite on a quiet boulevarded street. Each month draw your income from nine furnished rental units. Interior and exterior of this large building are in excellent condition. Full price with terms $26,250
Phone now for apptmt to view. Mr. Vandyke, office EV 3-9843 or res. EV 2-6827.

STEWART CLARK & CO.

608 Broughton St. Phone EV 5-2481

CADBORO BAY YOU NAME THE PRICE

See this older-type stucco bungalow with sea view. Full bsmt with new pkg oil heat. Small LR, 2 bedrooms, elec cab kit, plumbed for washer. Taxes only $58. Sep. garage. Good terms to responsible purchaser. View by appointment only. Asking $8500
EV 5-2481, Mr. Crickmay, eves. EV 5-3170

FAIRFIELD

This older-type home, in excellent shape offers hall, LR, den, 3 bedrms, elec kit. Full cement basement, 3-pc bath. Separate garage. Near school and transportation.
Asking price $7500
Owners very co-operative
EV 5-2481, Mr. Lukey, eves. GR 7-2040

LANSDOWNE SLOPE $5600 HANDLES

Smart 3-bedroom bung in excellent condition. Daylight basement with rumpus room. Well planned and attractively decorated. Garden in and fenced. $100 per month includes taxes.
Asking $18,500
EV 5-2481, Mr. Custance eves. EV 3-7930.

VICTORIA REALTY LTD.

1115 Douglas Street

CIRCLE THIS AD $12,900 HI QUADRA

Seclusion, clear title home of 1,800 sq. ft. Oil hot-water heat. Spacious LR, sep DR, built-in china cabinets, 2 twin-size bedrms; large den; electric heat; copper water tank; 4-pc bath. Large glassed-in sunroom with a very lovely garden. Try $4,000 down.
Edw. C. Clark, EV 2-9145 or (eves.) EV 2-8536.

QUADRA
$2500 DOWN
$11,500 FULL PRICE for this lovely solidly built, three-bedroom, Oil-O-Matic, basement bung with excellent floor plan. Spacious rooms. To view call George Thorneloe, EV 2-7276, Res. GR 7-2771. Town & Country Homes Ltd.

GORDON HEAD. SEA VIEW—New, 3 bedrooms, basement, oil heat. Large mortgage; terms, price $17,500. Victoria Press, Box 1688.

HOUSE FOR SALE AND MOVE IT. 1875 Fort St. EV 5-3160, EV 4-4058.

150 HOUSES FOR SALE

WHITTOME'S

Established 1898

TOP VALUES

6 Rooms
3 Bedrooms
4-Pc. Bath
Hardwood Floors
Full Basement
Oil Heat
Terms in accordance to prices of $12,500, $12,900, $13,950 and $19,500. For particulars please call Mrs. Ruth Squires, EV 2-4255, res EV 2-2269.

DUPLEX FAIRFIELD

Up-and-down. Rents $50 and $75. Full basement, oil heat. $1,000 down.
Full price $10,500
Please call Mrs. Ruth Squires, EV 2-4255, res. EV 2-2269.

ALMOST

2 acres of choice suburban property with SPOTLESS 2-bedroom bungalow. A real cute little home with cosy hot-water heat. Property all cleared and has multiple fruit trees of all kinds. Lawns, shrubs, etc. Make an appointment to view. Only $1,800 down at $10,800
R. Harris, EV 4-3672 or EV 2-4255

FAIRFIELD

2-yr-old N.H.A., 3 bedrms, full basement, 5½% mortgage, and only $83 per month INCLUDING taxes. DOUBLE PLUMBING. Basement games room. Good, fully landscaped lot in a dandy district.
Call Guy Meuffels to view.
EV 2-4255 anytime, res. EV 2-7829

SPARKLING 2-3 BEDROOMS

Situated at city border is this spotless 9-yr-old home with large LR with FP and corner windows. Sunny kitchen with lots of cupboards, and dining area at front. Thru hall, 2 bedrooms and a further room in full basement. Iron Fireman oil unit. Only $11,650
Try your down payment.
Vivienne Appleyard, EV 2-4255 day or night.

J. H. WHITTOME & CO. LTD.
1218 Broad Street — EV 2-4255 anytime
Member Multiple Listing Bureau

HICKS REALTY LTD.

1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

RESORT
Well-established motel, 6 units, boat rentals; very pleasant older 5-room home, modernized; good water frontage. Unlimited possibilities for expansion and increasing revenue. Particulars as to location, revenue and appointment to view this good investment, phone Mr. Davies, EV 2-5104 anytime. $20,000 down on full price of $35,000

NEW LANGFORD
Full price only $6700
Nice 4-room stucco bung, LR, cab kit, 2 bedrms, mod. bath, utility room, car port.
Olive Greaves, EV 2-5104 anytime.

SACRIFICE SALE
Ill health forces sale of this desirable Saanich property. 2-bedrm, older home with new wiring, plumbing and com. heat, 2 lots, 12 fruit trees, garage, a bargain for any handy man $7000
at
with low down payment.
P. G. Jackson, EV 2-5104 anytime.

LANGFORD
Low down payment, 2 bedroom home, lge kit, lge LR, 3-pc bath. Only $5500
Bill Felton, EV 2-5104 anytime.

7 YEARS OLD
Nice 2-bedrm home on nearly an acre of land, cab kit, lge panelled LR, 4-pc bath, separate garage. Insulated. A real buy for $6350
with terms.
For details, please call Mrs. E. M. Lachlan.

Frank A. Martin Agencies Ltd.

1114 Blanshard Street

HAPPY VALLEY REDUCED

To close estate. Immediate possession on this nice family home nestled on a landscaped treed lot of over 1 acre. Home is immaculate with good-sized kitchen, fireplace in living room, new oil range. Now only $8900
EASY DOWN PAYMENT
Call Ken Jensen, EV 5-8704

LOOK! NEW — NHA! $2000 DOWN

DON'T MISS THIS LOVELY 3-BEDROOM HOME, CORNER GOSWORTH AND OAKLAND STREET. FULL BASEMENT, AUTO OIL HEAT. OCCUPY MARCH 1. CHOOSE YOUR COLORS NOW!
FULL PRICE $13,600
Call Len Wardle, GR 7-3348, Lew Mollitet, GR 9-2620
Office EV 5-8704.

OAK BAY
$2,000 down. Set in lovely residential area, north, this fine stucco bungalow with full basement is a snap. Neat and tidy, lot, low taxes. For your home or rental investment see this today. Only $8,500 Ivan Patrick, EV 5-6741; res. EV 3-9043. Northwestern Securities Ltd.

LANGFORD LAKE WATERfrontage, Leigh Rd. Two-bedroom bungalow, large view living room. Wired for electric range. Hot-air furnace. Wharf and separate changing house. Available now $8,350. Terms 1/3 cash. EV 3-4011 days; GR 7-1135 eves and Sunday.

ATTENTION MILL WORKERS
Only $500 down on this 5-room stucco bungalow on John St. All large rooms. Needs decorating inside. Full price $4,850. Please call Karl Ogilvie, Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 5-6115.

150 HOUSES FOR SALE

HAGAR'S

UPLANDS AREA PANORAMIC VIEW SECLUSION

This very attractive home of quiet elegance and combining the finest in custom planning, design and construction. Situated on approximately 1 acre. Secluded and amongst other fine homes. Accommodation consists of living room, dining room, den, modern electric kitchen, powder room, 2 (twin-size bedrooms (each with its own bathroom). Concrete basement. Automatic hot water heating. A home which has to be viewed to be appreciated. Inspection by appointment only.
FULL PRICE $28,500
A. S. Powell, EV 4-0531

LANSDOWNE SLOPE

Situated in this attractive area of beautiful homes and high location, we offer this spacious 6-room modern home, consisting of a large main and through hall, spacious living room, large view window, full-size adjoining dining room, modern kitchen, wired for range, dining area and laundry room, 3 well-appointed bedrooms and 4-pc bathroom. Full high basement with extra fireplace, drive-in garage. Oil heat. Oak floors throughout. Your opportunity to acquire a lovely home at the full price of $17,950
C. Carpenter, EV 4-0531; Eves. GR 7-1628

TODAY'S BEST BUY ROYAL OAK BEAUTIFULLY APPOINTED STUCCO BUNGALOW PLUS DE LUXE SUITE

Consisting of a new, modern home, with landscaped garden, cement driveway and walks. Spacious living room with fireplace. Oak floors throughout. Two large bedrooms. Spacious kitchen, a nook, modern cupboards with 12 ft. of tile counters. Also tile bathroom. Plus full basement with suite. Large bedroom, beautiful kitchen with tile sink (also range included), extra 2-piece plumbing. Drive-in garage. Wrought iron railings and many extra features. Don't miss the opportunity to buy this lovely home at the very low price of $14,000
Good terms. $3,500 down.
C. Carpenter, EV 4-0531, eves. GR 7-1628.

Hagar & Swayne Ltd., 614 Yates

F. N. Cabeldu

1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

SOMETHING SPECIAL UNUSUAL SETTING
3900 BLENKINSOP RD. WILL MAKE YOU STOP, SLOW DOWN AND LOOK TWICE, but please make appointment to view first. Designed to take advantage of views and setting on LARGE LOT 146x299' living room with GRANITE FIREPLACE, formal dining rm, SUN ROOM OR DEN OR SEWING ROOM, 2 bedrooms, thru hall, bright kit with patio off. High part bsmnt, OIL HOT-WATER HEAT. LOTS OF FRUIT AND SHADE TREES. Terms available. Price reasonable and you could MOVE IN AT ONCE. Exclusive with Mr. Cleary—weekend or evenings. EV 4-2565.

ROYAL OAK 1 ACRE DOG KENNELS
A lovely ranch-style home, only 3 years old. 3 bedrooms. Large living room with fireplace and dining space. Kitchen with bar and utility. Automatic oil heat. Double carport. Patio.
Price with terms $17,300
Call Mrs. Strodyk, EV 3-7174, Res., EV 2-4653

FAIRFIELD REALTY

335 COOK STREET

BARGAIN 6 BEDROOMS

OIL HEAT
FAIRFIELD
BEST FAMILY HOME IN VICTORIA
SEEING IS BELIEVING ONLY $10,950 ON TERMS.
PHONE SID BENTLEY, EV 5-9765 EVES., EV 2-6600.

OAK BAY

Gleaming white stucco. Two spacious bedrooms. Large living room, modern elec cab kitchen, large 4-pc bath, full basement. Oil-O-Matic heat.
For quick sale $11,500
Call Cliff Atkins, EV 5-9765; EV 4-1282.

N. OAK BAY

A really smart 6-rm rancher. Well-planned spacious rooms. An extremely bright and cheerful home with easily-maintained grounds. Full basement, Oil AC heat and dr-in garage.
Today's top value $17,900
S. W. Anderson
Financial Survey Ltd.
EV 4-9305; res. EV 3-8017

26 FT. LIVING-DINING ROOM divided by brick planter. 2 large bedrooms, de luxe kitchen with built-in features. 4-pce. colored bath, forced air oil heat. Very good terms, $18,950. Call Mrs Browne, EV 2-8117, eves. EV 5-6324. Newstead Realty Ltd. 766 Fort St.

5-ROOM BUNGALOW, RUMPUS room, garage. Oil-O-Matic heat, nice corner Fairfield, owner, $13,000 net. EV 3-9327.

150 HOUSES FOR SALE

Ker & Stephenson Ltd.

CEDAR HILL CLOSE IN

Modern new bungalow, 3 bedrooms. Full concrete bsmt. Rumpus room with FP. Oil heat. Drive-in garage. Immediate possession. Top value.
$11,750
Good mortgage available to responsible party
EV 5-3411, Mr. Vallance, GR 7-1917

OAK BAY

CHARMING 4½-ROOM BUNGALOW ON A QUIET PAVED STREET. LARGE LIVING ROOM WITH OAK FLOORS, FIREPLACE AND UNIQUE DINING AREA. ELECTRIC CABINET KITCHEN AND UTILITY ROOM. TWO SPLENDID BEDROOMS (ONE TWIN SIZE) AND PEMBROKE BATHROOM. AUTOMATIC HEAT. GARAGE AND LOVELY SMALL GARDEN. VERY ATTRACTIVE HOME IN A NICE PART OF OAK BAY. PRICE $11,900
EV 5-3411 E. J. Fatt EV 3-6536

OAK BAY BORDER

Attractive 5-ROOM BUNGALOW
Smart 3-bedroom bungalow only 2 years old. Landscaping all done. Full basement, automatic oil heating. Good value at
$13,975
To inspect, please phone BERT DAYKIN
EV 5-3411 EV 2-0255

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

Overlooking Camelot
ON THE HILL BACK OF FRANK HOBBS SCHOOL, 2431 CAMELOT ROAD
More appealing than average this NHA built 6-roomed stucco bungalow will interest you. Thru hall, living room 16x20, open fireplace, dining room 10x12, bar to kitchen, 3 bedrooms. All oak floors. Tinted 4-pc. bathroom. Full high basement. Hale Oil-O-Matic heating. Carport. Lot 63 x 166. Loan $9,000 at 5½%. Immediate possession
Price only $14,950

Cedar Hill Heights
1530 ARROW ROAD
Neat 5-roomed stucco bungalow on landscaped lot 129x177. Oak trees, 9 fruit trees. Garage in basement. Coal stoker
ONLY $2900 DOWN
Big Value at Langford
666 WAGAR ROAD, off Millstream Rd. Stucco and siding 5-roomed bungalow and high rocky lot. You'll find lots of value here at $5650
terms
ALEX. PAGE, EV 5-6741 or EV 3-1594.
Northwestern Securities of Victoria Ltd., 631 Yates Street

ISLAND HOMES LTD.

2510 Douglas Street EV 5-7511

THIS IS SPECIAL $3000 DOWN

IF you are looking for a BETTER BUILT bungalow in a very nice location with paved streets, sidewalks and lighting—THIS IS IT. Just 1 year old, this home has all that can be desired for pleasant living, including excellent LR with FP, kitchen (electric) and dining area, 2 very good bedrooms, 4-pc bath. Pkg. oil heat. Full high lined and painted basement. ILLNESS FORCES THIS SALE. See this now.
Full price $10,800
EXCLUSIVE LISTING
Mr. Clarke or Mr. McDonald
GR 7-6510 - EV 5-7511 - GR 7-3318

KING REALTY

Weiler Bldg.
609 Broughton St. EV 2-2131

NHA RANCHER $76 A MONTH

1,460 sq ft of modern living designed and built by Carlos Bellasente. 3 large bdrooms 15x21, living room, a very smart kitchen and dining room. $12,900—NHA MTGE, AND WE REALLY MEAN IT WHEN WE SAY "THIS IS A LOT OF HOUSE."
FOR ONLY $14,700
Lee Hallberg, eves. EV 3-8510

$1500—Building lots.
$5500—Apartment lot.
$8200—4.7 acres, Douglas St. 4-mile circle.
$11,300—Modern five rooms, basement, oil heat, garage.
$12,500—Four-and-half-room stucco, basement, large lot.
$15,650—Fairfield; modern, six rooms, 3 years.
F. Marconi, EV 2-8111; eves. EV 4-6625.

CANADA TRUST

'$1000 DOWN'

If you want to set up a pension plan and have free living, see this spotless revenue property now. Income of $85 monthly, full price $8,250. Dial MRS. V. ROBERTS, EV 5-6741 or EV 2-1948. Northwestern Securities of Victoria Ltd.

CITY, UP AND DOWN DUPLEX, 4 rooms up and 4 rooms down. Coal stoker and new wiring. Self-contained. $10,800. EV 4-3105.

150 HOUSES FOR SALE

JOHNSTON'S

ESTABLISHED 1903
1306 BROAD STREET EV 5-2471

DUKE ROAD METCHOSIN

Sea view, seclusion, nearly new two-bedroom ranch-type bungalow. Large living room with fireplace, utility and modern cabinet kitchen. Over an acre of ground, partially wooded. Low taxes. Terms can be arranged on full price $11,500
For appointment to inspect call C. A. Ross, GR 8-1817.

GO SUBURBAN SPLENDID SMALL ESTATE

High location, over six acres, excellent pasture and partly treed. Modern 5½-room stucco bungalow, basement, HA heat. Several outbuildings for diversified stock. This property has a wonderful future—within 4½-mile circle. Terms can be arranged on full price $12,250
C. A. Ross, GR 8-1817

LAKE HILL $2500 DOWN

4-bedroom semi-bungalow, consisting of good living room, with fireplace, large family kitchen with a lot of cupboards, wired for range, dining area; 3-pc bath, 2 bedrooms down and 2 up by concealed stair; on large, well-landscaped lot. Ideal family home. Part basement, O-O-M heat. Full price $11,900
Ask for Jim Ridings, EV 3-7041. Eves. EV 3-9533

JAMES BAY

Quiet location, close to sea, a good five-room bungalow, with extra accommodation, a full basement and oil heating $6900
Terms.
Please ask for Henry Hope, EV 3-7041 Eves. GR 7-2734
JOHN GREENWOOD
1241 Broad Street

C.N. Montague CO., LTD.

1028 Blanshard at Fort EV 4-9318

UPLANDS SLOPE 30' RUMPUS RM

A RARE FIND. A BEAUTIFUL WHITE SIDING bung in a jewelled setting of seclusion with EXPENSIVE SHRUBS, trees, flagstone walks, fish pool, sprinkler system. TRELLISED PATIO, BARBECUE. Panelled LR 20x15, FP, 12x3 mirror in line DR, 12x15, lovely windows and den FP. Master bedrm 12x14, BUILT-IN FURNITURE, W-W. 2nd bedrm, panelled. De luxe kit, utility, EXTRA plbg. in bsmnt. Oil heat. 2-car garage. Clear title. Offers invited on asking price $20,000
Ruth E. Hutcheson, EV 4-9318, GR 8-3536.

DEAN HEIGHTS

Siding bung of 4 rooms and utility, no bsmnt. This is a lovely, cosy home in excellent repair and in spotless condition. Stoves included. Reasonable offers considered. Early possession. Price $9500
Call B. E. Porritt, EV 4-9318, EV 4-6152.

MOVE IN FOR EASTER

That is only 2 months away when this 3-bedroom High Quadra SPLIT LEVEL will be completed and spick and span inside and out. It comprises features not regularly found in other houses—a visit will convince you. Price with terms $12,650
To view call O. W. Chretien, EV 4-9318, EV 5-2598.

A. BERNARD & CO. LTD.

629 Fort Street EV 4-9335

Almost FOUR ACRES THREE BEDROOMS

A very nicely secluded good older home. Colwood area. Good bsmt and furnace. Large bright LR with fireplace. Dining room, dandy kitchen, three bedrooms and bathrm. Attractive garden, fruit trees. Barn, two chicken houses, garage. Well wooded two acres. Full price $10,750
Please call Mr. Francis, EV-4-9335, Eves. GR 9-4810

ROOM FOR IN-LAWS

A modern stucco bungalow — two years old. A high basement framed for suite with plumbing for kitchen, bathroom and Bendix. Six nice rooms with oak floors, automatic oil heating. Price $14,000
Please call Mr. Francis, EV 4-9335, Res. GR 9-4810

HOLLICK REALTY (1958) LTD.

CLARKE & WALLACE

1118 Quadra EV 5-8794

BUILD NHA

ON GOOD LOT, GOOD BUILDER. CHOOSE YOUR OWN PLANS
Mr. Clarke or Mrs. Wallace
EV 5-8794 EV 2-6817

TRIMMED WITH SUNSHINE

Just 3 miles from city centre. This charming bungalow consists of 3 bedrms, or two and a den, living rm with large picture window, extended dining area, fully tiled 4-pc bathrm, steel cab kitchen, utility rm plumbed for automatic washer and with heaps of cupboard space. Separate garage; beautifully landscaped garden. This property is in excellent condition throughout. Full price $13,000
with low monthly payments.
Call Mrs. Wallace, EV 5-8794, EV 3-8493.

TEN MILE POINT—5-ROOM COTtage with garage attached, on bus route; oil heat. Attractive location. Suitable for retired couple. No agents pleased. Victoria Press, Box 1712.

150 HOUSES FOR SALE

HARRY FOSTER LTD.

Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

MARIGOLD $8700

DO YOU WANT this 9-year-old stucco bungalow? 4 lovely rooms plus dining area. Excellent living room with oak floors and fireplace. 2 bedrooms. Smart, tiled, electric kitchen. HIGH BASEMENT with laundry trays, garage and furnace. TIP-TOP CONDITION. Owner transferred. To see this dandy home with the bargain price of ..... $8700 call Art Yells, EV 2-2101 or res. EV 3-5039, or Charles Vining, EV 2-2101, or res. GR 9-3786.

WATERFRONT

Ideally located, near PORTAGE INLET, and charming both inside and out.

Large (20x15) living room features raised fireplace, Australian gum wood flooring and French doors leading to outside patio. Dinette also has French doors to patio and the kitchen is a housewife's dream. Both bedrooms are twin bed size with lots of cupboard space. Pembroke bathroom is complete with shower.

Concealed stairway leads to unfinished room up. This could be a most attractive den or two bedrooms.

Full basement with view windows looking over water would be ideal for LEGAL SELF-CONTAINED SUITE. Heating is by Oil-O Matic HOT WATER. Double garage connected to house by breezeway completes the picture.
Asking price $21,700

DRIVE BY and see this at 946 Forshaw (off Craigflower Road), then phone me for appointment to view. Robert Mitchell, Res. EV 3-4473; office, EV 2-2101.

OAK BAY $9500

FIVE-ROOM bungalow in excellent location close to R.C. CHURCH, north of the Avenue. Not a new home, but a warm, comfortable one. Bright kitchen. Spotless decoration. FULL BASEMENT. Drive-in garage and very neat garden. It is IDEAL FOR AN OLDER COUPLE who require a choice house in a choice district.
(G. Jessup, EV 2-2101; Res. EV 2-1667)

"THE BUY" of The Month ROCKLAND Residential Area

This lovely three-year-old bungalow of SIX ROOMS is TERRIFIC VALUE . . . A beautiful setting close to transportation and within easy distance of town. Very attractive living and dining room 32 feet long. Smart bright convenient electric kitchen with large dining nook. Eye appeal bathroom with vanity. Three large bedrooms. Golden oak floors throughout (no shorts). Lots of closet space. High cement full basement with Oil-O-Matic heating. Drive-in garage. Landscaped lot. A TRULY DELIGHTFUL HOME IN A VERY CHOICE LOCATION. $16,300
Price
(Close offers considered, terms). (Please call Len Wright, GR 7-1659; office, EV 2-2101).

WESTERN HOMES LTD.

611 YATES STREET

HIGH ESQUIMALT 3 BEDROOMS OIL-O-MATIC

Owner moving to California offers this lovely family home in one of the choicest areas of Esquimalt High with a nice view. 18 years old. Semi-bungalow style in excellent condition. Dry dash stucco. Comprises large reception hall, spacious living room with fireplace, guest-sized dining room, smart electric cab. kitchen with extra dining area, one twin-sized bedroom with clothes closet, open stairway to two more large bedrooms, hallway and 4-pce Pembroke bathroom. Full cement basement, new Williams low-pressure automatic oil air-conditioned furnace, electric hot-water tank, drive-in garage. Lawns front and back, fenced, barbecue, high view. Large lot, 83x160. Close to main shopping area, schools, etc. Cash required to good mortgage of approx. $7,600 at 6%, payable $80 per month, including taxes. This home must be sold as soon as possible.
Full Price, only $14,200
Roy Smith, EV 2-2157; eves. GR 7-3549.

OAK BAY 4 BEDROOMS

1,300 sq. ft. rancher, 5 yrs young located on a quiet street of all new homes in South Oak Bay. The 18-ft. LR has one wall in etched wood and built-ins, full DR, sunny cab. kitchen, bar and nook. Three roomy BRs on main floor. High basement houses oil furnace, extra finished bedroom, 24-ft. roughed-in rumpus room with corner fireplace, also plumbed for Bendix and extra toilet. Lawns front and rear, yard fenced and secluded. This type of home is scarce, with only $4,225 down.
Full price $17,975
Mr. Evans, EV2-2157, EV 5-5533

QUALITY HOME PANORAMIC VIEW

This tri-level rancher is the ultimate in design and construction. 2-yrs. old, app. 1,450 sq. ft. on main floor, plus 360 sq. ft. of living space on the lower level. Comprises beautiful foyer and open stair to main level. LR 14.6x20. Feature fireplace with raised slate hearth, large picture window, open hallway to family DR. The electric cabinet kitchen is a dream with bar and dinette space, plus utility area plumbed for Bendix. Off the kitchen is a large sun deck complete with awning and one step level leads to 3 bedrooms all with double closets; the master being 12x15. Bathroom is 4-piece Pembroke with full vanity. Lower level has large rumpus, mahogany panelled, with sink, tile floor and acoustic ceiling. 3 view windows. Convenient 2-piece bath, also a large playroom app. 14x20. Full cement basement with expensive O-O-M package unit, copper elec tank. Taxes $232. Lot is 120x200. Available mortgage of $11,500 at 5½%.
Full price $23,500
For appointment to view call Roy McGillivray, EV 2-2157 or eves. GR 9-1804.

$1,000 DOWN
I have two three-bedroom N.H.A. homes located reasonably close in. Close to bus and shopping. Houses are 1,140 sq. ft., consist of L-shaped living and dining room, cabinet electric kitchen, oak floors, oil heat, etc. Full price, $13,125. For additional information phone Mr. Hall, EV 5-8701 anytime. Morey & Johnstone, Real Estate, 3244 Douglas Street.

OAK BAY
$2,500 down for a good stucco home with full basement and 3 bedrooms, full price $9,950. Don't miss this one. The City Brokerage, 1618 Blanshard. EV 4-5022 or EV 4-5537.

$9,250, 4-YEAR-OLD BUNGALOW with wonderful electric heat. Each room has its own thermostat (bills show real economy). Wish no steps, and 10 minutes walk downtown, it is ideal for retired couple. A really lovely home. EV 4-9827 anytime. S. Harsvave, Realtor.

TWO NEW FOUR-ROOM HOUSES for sale. Stucco finish outside, fully insulated, hardwood floors. Homes that you will be proud to own. Phone A. H. Phelps, GR 8-2076 for appointments to inspect and prices.

150 HOUSES FOR SALE

RANDALL'S LIMITED

OPEN FOR INSPECTION 5th - 6th - 7th 2-5 P.M.

1206 JUDGE PLACE $18,900

Beautiful home, built 7 years, in a quiet country-like setting, has 1,550 sq. ft. of living space. Living room 23'x15', dining room 11'x11', thru hall, oak floors throughout, 3 large bedrooms, Pembroke bathroom, cabinet electric kitchen with lovely dining nook. Utility on main floor on sewer, full basement with auto oil heat. Attached garage with unfinished room above that could be fourth bedroom. Large lot. Good terms.
For preview, please call Mr. Sudbury, EV 4-8109, or eves GR 9-1906.

ESQUIMALT 1235 PARK TERRACE $10,800

Modern bungalow of 5 rooms in secluded setting. "L"-shaped living and dining room with fireplace, 2 nice bedrooms, Pembroke bathroom, cab.-elec. kitchen plus utility plumbed for washer and dryer. Basement with new pkg. oil unit, double carport, low taxes. Down payment of $2,500 required.
Call Mr. Sudbury, eves. EV GR 1906

Waterfront LOVELY LOCATION

Gleaming white stucco, 8 yrs. Living room 18'x22', dining room 10'x12', cab. elec. kitchen, wall-to-wall carpets, living room and bedrooms, vanity bathroom, hot water heating, high basement, permit for basement suite, fireplace and roughed-in plumbing, double garage, wonderful view. A home you will like. Clear title. Price $21,000

DUPLEX $2500 DOWN

Fairfield, near park and sea. 5 rooms and bath down, large self-contained three-room suite up. Fully furnished, $80. Full basement, oil heat, nice ranges up and down. Garage. Really nice home and revenue. Asking Price $14,000
On the two above, please call